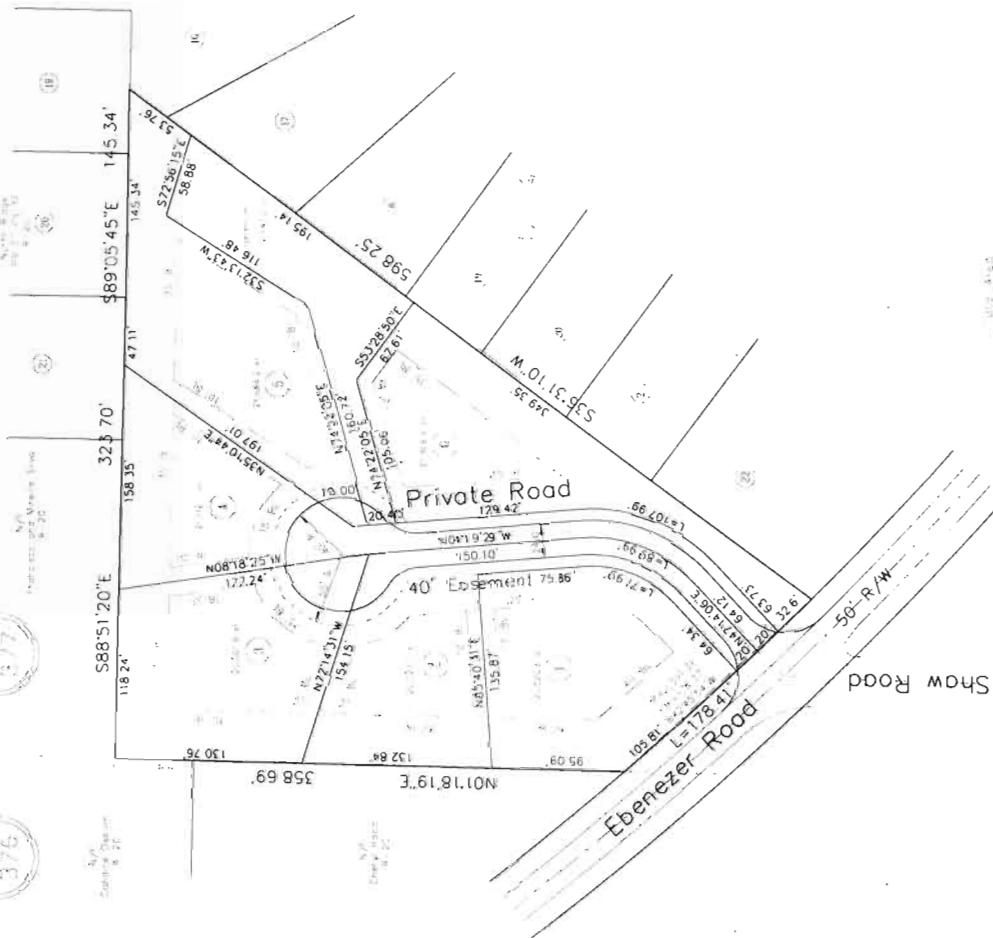


Location Map

Location Map



RECEIVED  
OCT 11 2018  
COBB COUNTY COMMISSION  
ZONING DIVISION

**General Notes:**

1. Boundary information taken from Survey for Brents Gas Cason, proposed by Hartsell Land Surveying, Inc., 301 West Memorial Drive, Doris, Georgia 30131.
2. There are no streams, state waters or wetlands located on this property.
3. There is not a cemetery or site related to this property.
4. There are no Archaeological or Architectural Landmarks are known to exist on site.
5. Existing Zoning R-20 Proposed Zoning R-20  
Front Building 20' 25'  
Side Building Live 10'  
Major Side Building Live 25'  
Minor Building Live 10'  
Minimum Lot Size 20,000.00 Sq. Ft.
6. Total Number Lots = 6 Total Density = 1.92 units / Acre
7. Existing Improvements, Easements, Easements and Easements to be Separated.
8. Request a Variance to waive up to 6' setbacks on two private easements.
9. Request Building Lines be adopted as shown on this plan.
10. This Property will not have a Cation Entrance.

<p><b>Larry D. Neese, PLS</b></p> <p>ENGINEERS PLANNERS SURVEYORS          194 Cedaridge Trail          Canton, Georgia 30115          (770) 488-2122          E-Mail: <a href="mailto:Lwneese@csnet.com">Lwneese@csnet.com</a></p>	<p><b>Ebenezer Place</b></p> <p>Land Lot 317          16th District and Section          Cobb County Georgia</p> <p>Final Date 9-22-18          Plat Date 10-10-18 Scale 1"=40'</p>	<p>SHEET</p>
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Georgia  
Chickasaw  
Cherokee  
Creek  
Catawba  
Choctaw  
Chickasaw  
Cherokee  
Creek  
Catawba  
Choctaw

GRAPHIC SCALE

1 MILE  
1 FOOT

0 1 2 3 4 5 6 7 8 9 10

0 1 2 3 4 5 6 7 8 9 10

**APPLICANT:** Duncan Land Investments, LLC  
**PHONE:** 678-591-7624  
**REPRESENTATIVE:** Ricahrd Duncan  
**PHONE:** 678-591-7624  
**TITLEHOLDER:** Brenda Gail Gibson  
**PROPERTY LOCATION:** On the north side of  
Ebenezer Road, directly across from Shaw Road  
(3520 Ebenezer Road).

**PETITION No.:** V-127  
**DATE OF HEARING:** 12-12-2018  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 377  
**DISTRICT:** 16  
**SIZE OF TRACT:** 3.14 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Reduce the front and rear setbacks from the required 35 feet to 10 feet (with side setbacks increased) on proposed lot 2; 2) reduce the front setback from the required 35 feet to 10 feet on proposed lot 3; 3) reduce the front setback from the required 35 feet to 10 feet on proposed lot 5; and 4) reduce the rear setback from 35 feet to 10 feet on proposed lot 6.

**OPPOSITION:** No. OPPOSED PETITION No. SPOKESMAN

**BOARD OF APPEALS DECISION**

**APPROVED** MOTION BY

**REJECTED** SECONDED

**HELD** CARRIED

**STIPULATIONS:**



**APPLICANT:** Duncan Land Investments,  
LLC

**PETITION No.:** V-127

\*\*\*\*\*

## **COMMENTS**

**TRAFFIC:** Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed SPLOST project X2743 – Ebenezer Road Sidewalk.

Recommend applicant verify that minimum intersection sight distance is available for Ebenezer Road access and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement of 390’.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.

Recommend curb, gutter, and sidewalk along the Ebenezer Road frontage.

Recommend driveways be a minimum of 50 ft from Ebenezer Road.

Recommend development street either directly align or have an offset of a minimum of 125 feet from Shaw Road per Development Standard 401.10.

Recommend private streets be constructed to the Cobb County Standard Specifications.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

**STORMWATER MANAGEMENT:** The Stormwater Management Division

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

**SEWER:** No conflict.

**APPLICANT:** Duncan Land Investments,  
LLC

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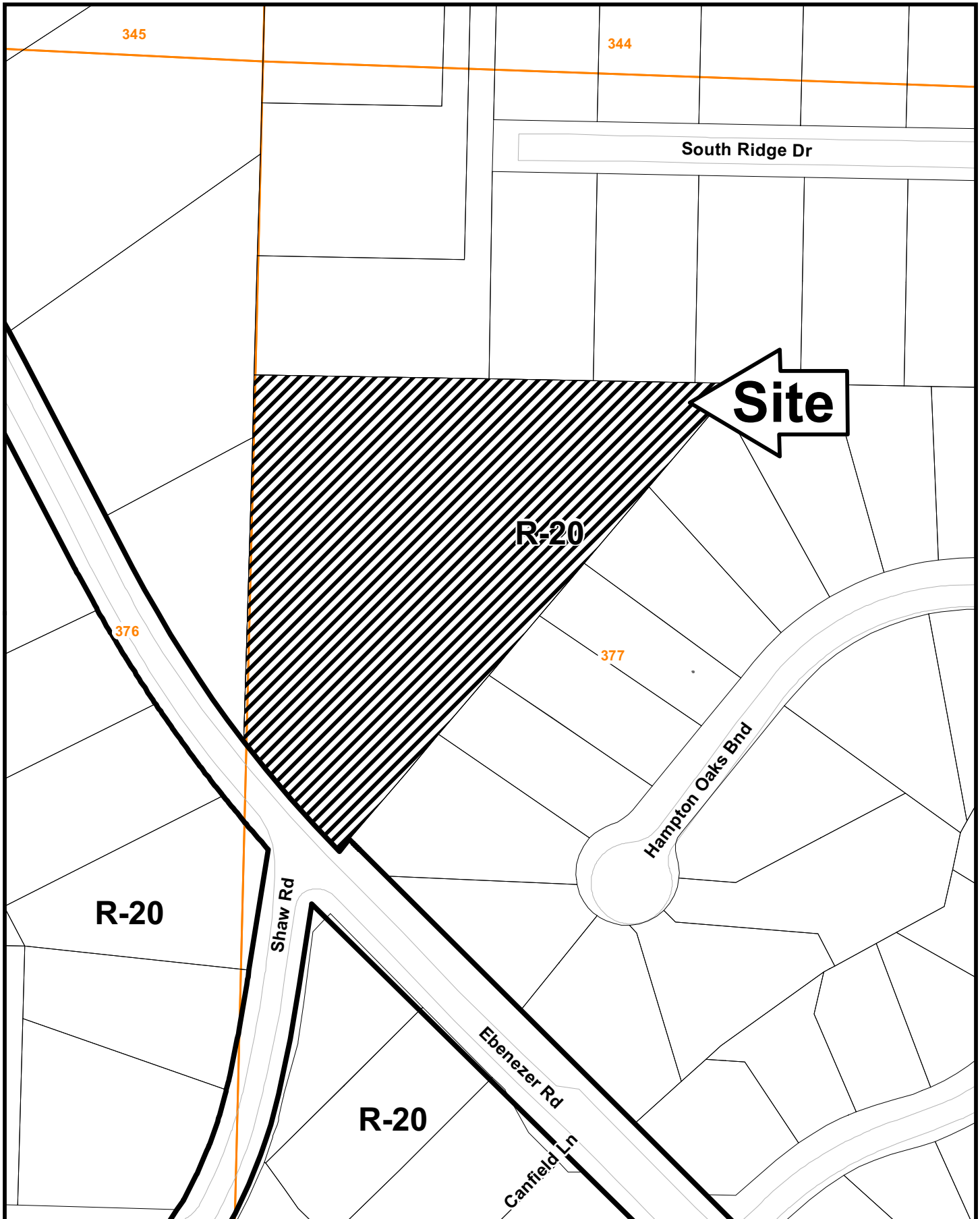
**PETITION No.:** V-127

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**FIRE DEPARTMENT:** Reduction of the front setbacks results in shorter driveways for parking of vehicles. The reduction of parking must be compensated for to ensure the roadway remains clear for emergency vehicle response.

# V-127 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary  
 City Boundary

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-127  
Hearing Date: 12.12.18

Applicant Duncan Land Investments LLC Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com

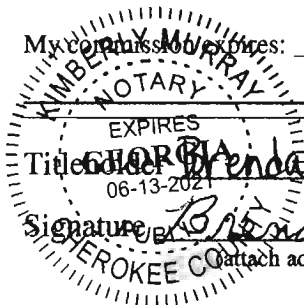
Richard Duncan Address 4302 Farmbrook Ln, Kennesaw, GA 30144  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] Notary Public

My commission expires: 6/13/2021



Title Brenda Gibson Phone # 770-973-0527 E-mail \_\_\_\_\_

Signature Brenda Gail Gibson Address: 3520 Ebenezer Rd. Marietta GA 30066  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature] Notary Public

My commission expires: 6/13/2021

Present Zoning of Property \_\_\_\_\_

Location 3520 Ebenezer Rd. Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16 Size of Tract 3.137 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property ☒ Topography of Property \_\_\_\_\_ Other ☒

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The configuration of how the road had to be located, due to the placement of Shaw Rd, and the odd shape of the property

List type of variance requested:

To allow 6 homes to be put on 2 private easements